

Certificate of Notice Page 1 of 4  
UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

In Re:  
Steven W Buzby

Case No.: 19-20660  
Chapter: 13  
Judge: JNP

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**NOTICE OF PROPOSED PRIVATE SALE**

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Steven W. Buzby, Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: U.S. Post Office and Courthouse  
401 Market Street, 2nd Floor  
Camden, NJ 08101

If an objection is filed, a hearing will be held before the Honorable Judge Andrew B. Altenburg, Jr. on July 14, 2020 at 10 a.m. at the United States Bankruptcy Court, courtroom no. 4C, 400 Cooper St., 4th Floor, Camden, NJ 08101. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 43 Beaver Drive, Barrington, NJ 08007

Proposed Purchaser: Justin Burgess

Sale price: \$218,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Nick Alvini, Realtor

Amount to be paid: Realtor = 6% or \$13,080.00 (to be split with buyers agent)

Services rendered: List, promote, show property and assist with sale of property

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Thomas G. Egner, Esquire, McDowell Law, PC  
Address: 46 West Main Street, Maple Shade, NJ 08052  
Telephone No.: 856-482-5544

## Certificate of Notice Page 3 of 4

United States Bankruptcy Court  
District of New JerseyIn re:  
Steven W. Buzby  
DebtorCase No. 19-20660-JNP  
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-1

User: admin  
Form ID: pdf905Page 1 of 2  
Total Noticed: 26

Date Rcvd: Jun 17, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 19, 2020.

db  
518268383 +Steven W. Buzby, 43 Beaver Drive, Barrington, NJ 08007-1407  
518560102 +Borough of Barrington, Tax Office, 229 Trenton Ave, Barrington, NJ 08007-1144  
518557975 CAMDEN COUNTY MUA, 1145 FERRY AVE., CAMDEN, NJ 08104  
518520319 Camden County MUA, P.O Box 1105, Bellmawr, NJ 08099-5105  
+Cooperative Business Assistance Corporation, c/o Saldutti Law Group,  
800 Kings Highway N., Suite 300, Cherry Hill, NJ 08034-1511  
518268385 +Cooperative Business Corp, 328 Market St., Camden, NJ 08102-1524  
518268386 +Ditech, Attn: Bankruptcy, Po Box 6172, Rapid City, SD 57709-6172  
518343103 +Ditech Financial LLC, Kevin G. McDonald, Esquire, 216 Haddon Avenue, Ste. 406,  
Westmont, NJ 08108-2812  
518393625 #Ditech Financial LLC, P.O. Box 12740, Tempe, AZ 85284-0046  
518268387 +Equifax Information Services, PO Box 740241, Atlanta, GA 30374-0241  
518268388 +Experian, PO Box 4500, Allen, TX 75013-1311  
518268390 +KML Law Group, PC, 216 Haddon Ave., Suite 406, Westmont, NJ 08108-2812  
518657085 New Residential Mortgage LLC, P.O. Box 10826, Greenville, SC 29603-0826  
518657086 New Residential Mortgage LLC, P.O. Box 10826, Greenville, SC 29603-0826  
New Residential Mortgage LLC, P.O. Box 10826, Greenville, SC 29603-0826  
518270514 +Orion, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021  
518268391 +State of New Jersey Division of Taxation, Bankruptcy Section, PO Box 245,  
Trenton, NJ 08695-0245  
518268392 +TFS Cust for FIG CAP INV NJ13, PO Box 54472, New Orleans, LA 70154-4472  
518268393 +TransUnion, PO Box 2000, Chester, PA 19016-2000

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
smg E-mail/Text: usanj.njbankr@usdoj.gov Jun 17 2020 23:06:18 U.S. Attorney, 970 Broad St.,  
Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534smg +E-mail/Text: ustpreregion03.ne.ecf@usdoj.gov Jun 17 2020 23:06:17 United States Trustee,  
Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100,  
Newark, NJ 07102-5235

cr +E-mail/Text: GMFINANCIAL@EBN.PHINSOLUTIONS.COM Jun 17 2020 23:06:02  
Americredit Financial Services, Inc., d/b/a GM Fin, 4000 Embarcadero Dr.,  
Arlington, TX 76014-4101  
518294355 E-mail/Text: GMFINANCIAL@EBN.PHINSOLUTIONS.COM Jun 17 2020 23:06:02  
AmeriCredit Financial Services, Inc., dba GM Financial, P O Box 183853,  
Arlington, TX 76096  
518268382 +E-mail/Text: GMFINANCIAL@EBN.PHINSOLUTIONS.COM Jun 17 2020 23:06:02  
AmeriCredit/GM Financial, Attn: Bankruptcy, Po Box 183853, Arlington, TX 76096-3853  
518268384 +E-mail/PDF: AIS.cocard.ebn@americaninfosource.com Jun 17 2020 23:09:41 Capital One,  
Attn: Bankruptcy, Po Box 30285, Salt Lake City, UT 84130-0285  
518268389 +E-mail/Text: sbse.cio.bnc@mail@irs.gov Jun 17 2020 23:05:59 Internal Revenue Service,  
Centralized Insolvency Operation, PO Box 7346, Philadelphia, PA 19101-7346  
518394489 E-mail/Text: ar@figadvisors.com Jun 17 2020 23:06:35  
MTAG Custodian for FIG Capital Investments NJ13, L, PO Box 54472,  
New Orleans Louisiana 70154-4472

TOTAL: 8

\*\*\*\*\* BYPASSED RECIPIENTS (undeliverable, \* duplicate) \*\*\*\*\*

cr\* +Cooperative Business Assistance Corp., c/o Saldutti Law Group,  
800 Kings Highway N., Suite 300, Cherry Hill, NJ 08034-1511  
518376846\* ++AMERICREDIT FINANCIAL SERVICES DBA GM FINANCIAL, PO BOX 183853, ARLINGTON TX 76096-3853  
(address filed with court: Americredit Financial Services, Inc., Dba GM Financial,  
P.O Box 183853, Arlington, TX 76096)  
518559146\* Camden County MUA, PO Box 1105, Bellmawr, NJ 08099-5105

TOTALS: 0, \* 3, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '++' were redirected to the recipient's preferred mailing address  
pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.  
While the notice was still deliverable, the notice recipient was advised to update its address with the court  
immediately.

District/off: 0312-1

User: admin  
Form ID: pdf905

Page 2 of 2  
Total Noticed: 26

Date Rcvd: Jun 17, 2020

\*\*\*\*\* BYPASSED RECIPIENTS (continued) \*\*\*\*\*

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jun 19, 2020

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 16, 2020 at the address(es) listed below:

Aleisha Candace Jennings on behalf of Creditor New Residential Mortgage LLC  
ajennings@rasflaw.com  
Denise E. Carlon on behalf of Creditor Ditech Financial LLC dcarlon@kmlawgroup.com,  
bkggroup@kmlawgroup.com  
Isabel C. Balboa ecfmil@standingtrustee.com, summarymail@standingtrustee.com  
Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmil@standingtrustee.com,  
summarymail@standingtrustee.com  
John R. Morton, Jr. on behalf of Creditor Americredit Financial Services, Inc., d/b/a GM  
Financial ecfmil@mortoncraig.com, mortoncraigecef@gmail.com  
Kevin Gordon McDonald on behalf of Creditor Ditech Financial LLC kmcdonald@kmlawgroup.com,  
bkggroup@kmlawgroup.com  
Phillip Andrew Raymond on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing  
phillip.raymond@mccalla.com, mccallaecf@ecf.courtdrive.com  
Rebecca K. McDowell on behalf of Creditor Cooperative Business Assistance Corp.  
rmcdowell@slgcollect.com  
Thomas G. Egner on behalf of Debtor Steven W. Buzby tegner@mcdowelllegal.com,  
tcuccuini@mcdowelllegal.com;lwood@mcdowelllegal.com;kgresh@mcdowelllegal.com;kbrocious@mcdowelllegal.com;djamison@mcdowelllegal.com;cgetz@mcdowelllegal.com;egnertr62202@notify.bestcase.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 10